

S-22-2014
Scott Machinery Subdivision
2245 South Technology Park Way
M Zone
2 Lots
4.1 Acres

BACKGROUND:

Jeff Scott, representing Scott Machinery, is requesting preliminary and final plat approval for the Scott Machinery Subdivision. The subject property is presently vacant and is located in the manufacturing zone.

ISSUES:

The proposed subdivision is being requested in order to divide the existing parcel into 2 lots. It is anticipated that future uses here will be light manufacturing, office and storage uses. Access will be gained from Technology Park Way.

Lot 1 will consist of 3 acres, while lot 2 will consist of 1.1 acres. Sufficient frontage will exist for each of the newly created lots along Technology Park Way. Both lots will contain public utility easements along the front, sides and back of each lot for utility needs.

At the present time, sidewalk does not exist along Technology Park Way. While sidewalk will be required on the east side of this street, it will most likely be a requirement of the development and not the subdivision.

At a future date, staff will review either conditional use and/or permitted use applications. At that time, staff and agency comments will be more thoroughly addressed as part of the site plan review process. The subdivision plat will contain easements and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve the Scott Machinery Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Garhett Colton
900 N Redwood Road

Discussion: Steve Lehman presented the application. Barbara Thomas asked if the sidewalk will only be constructed on one portion of the property if that is all that is developed at this time. Steve replied yes. Garhett Colten, representing the applicant, stated that a building permit has been submitted on the north site for lot 2.

Motion: Commissioner Tupou moved for approval.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Vice- Chairman Thomas	Yes